

Old Morgan Orchard LLC

Town of Jericho
Development Review Board
Po Box 39
Jericho, VT 05465

4/12/2016

Dear Members of the Development Review Board;

The Purpose of this letter is to introduce a New Project for the Boards consideration. The Project is named Old Morgan Orchard LLC. The project has access from a new road named Oriel Orchard Lane and frontage on Morgan Road.

Background-

This is an existing 6.2acre parcel that had remained undeveloped for years. It presently is fully permitted for the construction of an ample single family home. The utilities are to be served by Champlain Water District via connection with the Village of Jericho Water District, electrical interconnection with Vermont Electric Coop and conventionally designed in ground Septic. All Utilities are located at the front of the property.

Property abuts the High School and is in the 3-acre zone.

Market Feedback indicates that the communities need is much greater for efficient and affordable housing than more 3-acre single-family large homes. The young professional, senior, and working class find very few well-located Workforce, Elderly Housing and Energy Efficient options that is available, safe for children and pets, in the Town of Jericho.

We are proposing our multi modal living project due to the fortunate resources located on this property for improved and contributory uses. All of this can be done without adverse impacts on the proximate or natural environment that surrounds the property.

The proximity to the High School, Jericho Center and available high speed internet, cable and town utilities, desired amenities, pedestrian use, and safety make this project a complete high quality living and working experience for a homebuyer and future resident of Jericho.

Opening of the overgrown and dying Poplar canopy will afford lovely westerly Views and greater sunlight for abutters. There are only 3 residential properties that can actually see the project from these improvements. It is in a natural topographical bowl immediately adjacent to the High School property. Available Power, excellent soils, favorable location and topography, available town water and abundant conventional septic capacity make it a prudent candidate for multiple smaller dwellings and greater density.

We are seeking the following approvals through our permitting process:

1. Conditional use for existing approved building as a duplex.
2. Subdivision PUD with Conditional use for the second Building.
3. Bonus Density of 50% for Energy Efficiency to allow a 3rd building

Further Discussion-

This is an atypical property for the Town of Jericho. First the septic Engineering that has been performed has yielded without maximizing capacities on a conventional basis for 32 bedrooms. Presence of municipal water allows flexible placements of structures and septic and fire protection with fire hydrants and option of in home sprinkler systems. Storm water is not a concern due to gentle topography and excellent soils. Proximity to Browns Trace Road, Jericho Center, Mount Mansfield Union High school, location on dead-end road, power, high-speed internet and cable, make it a desirable yet off the beaten path living opportunity.

The property had become a significant hazard with very tall poplar trees reaching their maximum height and dying, either toppling over in high winds or dropping tops throughout the property. The more desirable high quality species were blocked from sunlight and significant thorny bushes prevented any use. Culling of the most dangerous trees has occurred. During the process the potential of the property for enlightened development emerged.

Conclusion: Jericho has put appropriate Regulations into effect for having a nice cluster of up to 3 buildings and 6 dwelling units that are energy efficient. The area and logistical circumstances with approval and reasonable obligations to achieve affordability for the occupants and add consumers for the economy we believe can be achieved. As the developer we are offering to allow a trail from the High School with appropriate design to connect to Morgan Rd. From school property for "walk in's and running athletes if so desired by the school or Jericho for continuation of the trail systems.

Market Consultants / Engineers/ surveyors all have suggested that it would be a shame with the local community need to just build more oversized overpriced houses that serve only a few. The septic and zoning offer future owners the opportunity for two generational families to co-exist in the privacy of separate units while being proximate for either child or senior care in a rural setting without hazard of dense population traffic noise and light pollution.

The Packard Road Duplexes have proven the need and marketability. Rapid sale of smaller energy efficient homes indicate the shift in buyer's needs. Jericho has a need for services and affordability of housing in Jericho prevents employees from living in Jericho in safe efficient housing. Current mortgage rates bode well for the future owners being able to get out of the "Rental Housing" and put roots in the community.

To these ends guided by Local and experienced advisors we bring this to the Staff and Board for comment/advice and hopefully approval of our overall plan.

Sincerely,



William Veve
K.C.S LLC
Old Morgan Orchard LLC